

December 10, 2011

## NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Village of Lombard Plan Commission hereby provides notice that a public hearing will be conducted to consider the following petition:

The College Preparatory School of America (CPSA) requests the Village take the following actions on the subject property:

1. Approval of a map amendment to rezone the subject property from CR Conservation Recreation District to R2 Single-Family Residence District.
2. Approval of a conditional use to allow for a School, Private, Full-time: Elementary, Middle and High in the R2 Single-Family Residence District, and;
3. Approval of a conditional use for a planned development with the following deviations:
  - a) To allow a variation from Section 155.407 (H) and Section 155.508 (C) (7), reducing the minimum required open space to 47% where a minimum of 62.5% is required; and
  - b) To allow a variation from Section 155.407 (G) to allow for a building height of up to thirty-five feet (35') from grade, where thirty feet (30') maximum height is allowed by right.

The College Preparatory School of America (CPSA) has been operating under legal non-conforming status since their inception. As part of this petition, CPSA is requesting conditional use approval to legally establish the existing full-time, private school.

In order to provide for greater design flexibility and have the ability to construct two principal structures on one lot of record, conditional use approval is also being requested to establish the subject property as a planned development. CPSA is also requesting a map amendment to rezone the subject property from CR - Conservation Recreation District to the R2 - Single-Family Residence District.

CPSA is proposing to construct a second building on the subject property. As proposed, the expansion will consist of an approximately 20,560 square foot building south of the existing building that will include a cafeteria, gymnasium, a multi-purpose hall as well as classroom and general office area.

With the addition of the proposed building and parking facilities (and associated drive aisles) the amount of required open space will be deficient; as such, CPSA is requesting zoning relief for the amount of required open space. A deviation is also being requested to allow the proposed building to exceed the maximum building height of thirty (30) feet to a height of thirty-five (35) feet to accommodate a projecting stairway.

The petition is referred to as PC 09-08. The property is located at 331 W. Madison Street, Lombard, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Monday, May 4, 2009

Time: 7:30 P.M.

Location: Lombard Village Hall  
255 E. Wilson Avenue  
Lombard, IL 60148

For more information, please visit or call the:

Department of Community Development  
255 East Wilson Avenue  
Lombard, Illinois 60148  
630 620-5749 (TDD No. 630 873-4595)

All persons desiring to comment on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be distributed to the Plan Commission and the petitioner if received at the Village Hall, 255 E. Wilson Avenue, Lombard, IL, on or before April 27, 2009. Interested parties are also encouraged to attend the public hearing.

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Michael S. Toth  
Planner I

Case No. PC 09-08  
Parcel No: 06 18 200 008, -009, -010, -011, -012